

Oak Hill Combined Neighborhood Plan
 January 15, 2008 City Council Public Hearing
Contested FLUM Tracts and Contested Zoning Tract

Item # 82 and 83
 NP-2008-0025 and C14-2008-0125

Tract Letter & Address	Current Zoning & Existing Use	City Council Recommendation October 23, 2008 and December 11, 2008	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
<p>H Front portion of properties fronting State Highway 71 8901 STATE HWY 71 W (Promiseland Church) 8955 STATE HWY 71 W Note: FLUM Contested Postponed from Dec 11, 2008 1st reading approved on Oct 23, 2008</p>	<p>RR Undeveloped</p>	<p><i>Large Lot Rural Single Family Land Use</i></p>	<p><i>Large Lot Rural Single Family Land Use</i></p>	<p><i>Large Lot Rural Single Family Land Use</i> There is a Critical Water Quality Transition Zone and Water Quality Transition Zone on the front of the property. There are existing large lot single family residences adjacent to the subject tracts and through out the planning process, stakeholders expressed a desire to maintain the rural large lot single family character in this area. Therefore, staff recommendation of large lot rural single family land use will compliment the large lot single family residences and other low intensity land uses adjacent to these tracts.</p>	<p><i>Single Family Land Use</i></p>	<p>Property Owner of 8901 State Highway 71(Promiseland Church) no longer wishes to contest the land use recommendation. They are in agreement with Staff, Planning Commission and Council recommendation of Large Lot Rural Single Family Land Use. Note: Property Owners of 8955 State Hwy 71 W (WORRELL ROSIE ESTATE) are not part of PromiseLand's request and do not wish to contest the land use designation.</p>	<p>4 for 1st reading 5 for all three readings</p>
<p>I Rear portion of properties 8901 STATE HWY 71 W (Promiseland Church) 8955 W STATE HWY 71 Note: FLUM Contested Postponed from Dec 11, 2008 1st reading approved on Oct 23, 2008</p>	<p>RR Undeveloped</p>	<p><i>Large Lot Rural Single Family Land Use</i></p>	<p><i>Single Family Land Use</i></p>	<p><i>Large Lot Rural Single Family Land Use</i> There are existing large lot single family residences adjacent to the subject tract, therefore staff recommends large lot single family land use that would be compatible with the adjacent tracts and allow for residential development that supports the community's desire to maintain the rural character of Oak Hill.</p>	<p><i>Large Lot Rural Single Family Land Use</i></p>	<p>Property Owner of 8901 State Highway 71(Promiseland Church) no longer wishes to contest the land use recommendation. They are in agreement with Staff, Planning Commission and Council recommendation of Large Lot Rural Single Family Land Use. Note: Property Owners of 8955 State Hwy 71 W (WORRELL ROSIE ESTATE) are not part of PromiseLand's request and do not wish to contest the land use designation.</p>	<p>4 for 1st reading 5 for all three readings</p>
<p>AG 4808 William Cannon Drive Agent: Jeff Howard There is a zoning case on file for this property (C14-2008-0115). Note: FLUM Contested Postponed from Dec 11, 2008 1st reading approved on Oct 23, 2008</p>	<p>SF-2 Single Family residence</p>	<p><i>Neighborhood Mixed Use Land Use</i></p>	<p><i>Single Family Land Use</i></p>	<p><i>Single Family Land Use</i> This property is completely within the Critical Water Quality Zone and Water Quality Transition Zone with residential uses adjacent and behind the tract. Staff recommends single family land use to be consistent with the existing surrounding single family land uses.</p>	<p>(Not Known)</p>	<p>Property Owner Recommendation (WHITFIELD MARCUS & ESKEW PLACE LTD) <i>Neighborhood Mixed Use Land Use</i></p>	<p>4 for 1st reading 5 for all three readings</p>

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<p>12a</p> <p>Waters Tract Property Owner: Ronald & Jackie Waters Agent- Jeff Howard 6800 WATERS WAY (11.32 acres)</p> <p>Loma Vista Subdivision Agent- Robert Kleeman</p> <p><i>Note: Zoning Contested</i></p> <p><i>1st reading approved on Oct 23, 2008</i> <i>2nd reading approved on Dec 11, 2008</i></p>	<p>I-RR</p> <p>Single Family/Undeveloped</p>	<p>Motion approved on Dec 11, 2008</p> <p><i>Single Family Land Use</i> SF-1-CO-NP</p> <p>Conditional Overlay limiting the development to a maximum of 20 residential units; vehicular access to the property shall be by way of Waters Way as the primary access point; upon redevelopment of Tract 12a, vehicular access between Tract 12a and Hot Springs Drive is limited to the existing residence, emergency and pedestrian uses only.</p> <p>Motion approved on Oct 23, 2008</p> <p><i>Single Family Land Use</i> SF-1-CO-NP</p> <p>Conditional Overlay limiting the development to minimum half acre lots with a maximum of 15 units; primary vehicular access from Twilight Mesa Drive and restricting vehicular access on Hot Springs Drive to emergency access only and no vehicular access from Waters Way.</p>	<p><i>High Density Single Family Land Use</i></p> <p>SF-6-CO-NP</p> <p>Conditional Overlay: Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista).</p>	<p><i>Single Family Land Use</i></p> <p>SF-1-NP</p> <p>The current zoning on adjacent properties is SF-2, although they are developed as large-lot single family residences. Due to this existing large lot character in the Loma Vista neighborhood, staff is recommending SF-1 large lot single family zoning for this tract.</p>	<p><i>High Density Single Family Land Use</i></p> <p>SF-6-CO-NP</p> <p>Conditional Overlay: Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista).</p>	<p>Property Owner Recommendation: <i>High Density Single Family Land Use</i> SF-6-CO-NP to limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista).</p> <p>Property Owners within 200 feet of Waters Tract Recommendation: <i>Single Family Land Use</i> SF-1-CO to limit single family dwellings to a maximum of 8 units only.</p> <p>Loma Vista Subdivision Recommendation: <i>Single Family Land Use</i> SF-1-CO to limit single family dwellings to a maximum of 8 units only.</p> <p>Shadow Ridge Subdivision Recommendation: <i>Single Family Land Use</i> SF-1-CO to limit the development to Rural Residential density.</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
						<p>Adjacent Property Owner Recommendation (Lynn and Marton Leifker): SF-1-CO to prohibit access through Lot 10, Block B of the amended plat of Shadowridge Crossing Section 9 if the Waters property were to be subdivided.</p> <p>Save Our Springs Alliance Recommendation: <i>Large Lot Rural Single Family Land Use</i></p>	